



**PLANNING  
DEPARTMENT**

**TOWN OF GRAFTON**  
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**COPY**

**EXHIBIT 6**

**MEMORANDUM**

TO: Planning Board  
FROM: Joseph Laydon, Town Planner   
CC: File  
DATE: December 5, 2019  
SUBJECT: Staff Review of 34 Elm Street – Two Family

The following comments reflect staff's review of the submitted application and accompanying material:

Location: 34 Elm Street, Map 10, Lot 5  
Zoning: Medium Density Residential (R20)  
Lot Dimensions: Frontage: 100'; Area: 11,761.2 sq. ft (0.27 acres)  
Existing Building Living Area: 1,159  
Proposed Use: Two-family Dwelling

Summary: Applicant proposes to raze the existing 1,159 sq. ft single family structure and construct a two-family dwelling. The existing structure is located within the front setback and the proposed structure will comply with front, side, and rear setbacks. The property was purchased by the adjacent developer of Prentice Place in order to install sewer to allow for a gravity sewer system as part of the Prentice Place development.

Waivers: Applicant has not submitted a waiver request at this time.

Neighborhood Setting: Located on Elm Street, a dead-end road approximately 277 feet in length. The street serves three properties; 26 Elm, 34 Elm, and 36 Elm. Elm Street intersects with Shrewsbury Street. The subject property abuts 26 and 36 Elm each containing a single-family residence, 39 Shrewsbury Street containing a seasonal food stand, and 23 Prentice Street which contains a vacant single-family residence and is the subject of a 40B application currently in appeal.

Requested Action: Special Permit & Site Plan Review for Two-Family in the R20 District.

Required Findings: The Board must make findings under Section 1.5.5 of the Zoning Bylaw. The Applicant, in the project narrative has submitted responses to the findings under Section 1.5.5.

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
- b. Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above, and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.

- c. Refuse collection or disposal and services areas, with particular reference to items in paragraphs (a) and (b) above.
- d. Screening and buffering with reference to type, dimensions and character.
- e. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- f. Required yards and other open space; and
- g. General compatibility with adjacent properties and other property in the district.
- h. There will not be any significant adverse impact on any public or private water supply.
- i. If the subject site is located within the Water Supply Protection Overlay District, there will not be any significant or cumulative impact upon municipal water supplies, and the Board shall give appropriate consideration to contamination by nitrate-nitrogen loading in making this determination.  
(T.M. 10-28-86)
- j. Protect important historic, cultural and scenic landscapes. (TM 10-18-99)

Thank you.